



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING, PLANNING AND HOUSING

Voting Members:

Ron Menor, Chair
Tommy Waters, Vice Chair
Brandon Elefante
Ann Kobayashi
Joey Manahan

AGENDA

REGULAR MEETING
COMMITTEE MEETING ROOM
THURSDAY, AUGUST 22, 2019
9:00 A.M.

SPEAKER REGISTRATION

Persons wishing to testify are requested to register to speak by 9:00 a.m. as follows:

- a. On-Line at <http://www.honolulu.gov/ccl-testimony-form.html>;
- b. By faxing to 768-3826 your name, phone number and the agenda item;
- c. By filling out the registration form in person; or
- d. By calling 768-3825.

Persons who have not registered to testify will be given an opportunity to speak on an item following oral testimonies of the registered speakers.

Each speaker will be limited to a **one-minute** presentation.

WRITTEN TESTIMONY

Written testimony may be faxed to 768-3826 or transmitted via the internet at <http://www.honolulu.gov/ccl-testimony-form.html> for distribution at the meeting.

If submitted, written testimonies, including the testifier's address, e-mail address and phone number, will be available to the public on the City Council's pilot website: www.honolulucitycouncil.com as well as the City's legacy DocuShare Website.

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MATERIALS AVAILABLE FOR INSPECTION

Meeting materials ("*board packet*" §92-7.5, HRS) are available for public inspection at the Council Information and Records Section's service window at Room 202 in Honolulu Hale (530 S. King St.).

Accommodations are available upon request to persons with disabilities, please call 768-3825 or send an email to potto1@honolulu.gov at least three working days prior to the meeting.

The meeting is viewable by: (1) internet live streaming through www.honolulucitycouncil.com and http://olelo.granicus.com/MediaPlayer.php?publish_id=92; (2) televised live broadcast on Olelo TV Channel 54; or (3) after the meeting, viewable at <http://www.honolulucitycouncil.tv>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822, charges may apply.

FOR EXTENSION OF TIME ONLY

1. **RESOLUTION 19-161 – SMP FOR THE DEVELOPMENT OF EIGHT DWELLING UNITS AT 85-029 LUALUALEI HOMESTEAD ROAD-WAIANAE (2019/SMA-9).** Granting a Special Management Area Use Permit (“SMP”) to allow the subdivision of one zoning lot into 21 zoning lots and the development of one single-family dwelling on each of the subsequent zoning lots located at 85-029 Lualualei Homestead Road in Waianae, and identified as Tax Map Key 8-6-015: 053. (Applicant: CJ Group, LLC; Agent: Allen Ng & Associates) (Transmitted by Communication D-465 [2019]) (Current deadline for Council action 9/10/19)

Related communication:

M-485 Allen Ng, submitting request for a 90-day extension of time.

FOR ACTION

2. **RESOLUTION 19-139 – PRU PERMIT FOR THE WOMEN’S COMMUNITY CORRECTIONAL CENTER EXPANSION (2019/PRU-1).** Approving an application for a Plan Review Use (“PRU”) permit for the Women’s Community Correctional Center (“WCCC”) expansion on land zoned R-5 Residential, AG-2 General Agricultural, and P-1 Restricted Preservation Districts, located at 42-477 Kalanianaʻole Highway in Kailua, Koolāupoko, and identified by Tax Map Keys 4-2-003: 004, and 024 through 026. (Public hearing held on the Resolution and proposed CD1 8/7/19) (Current deadline for Council action 12/3/19)

CD1 TO RESOLUTION 19-139 (Approved by the Committee at its July 25, 2019 meeting) – The CD1 (OCS2019-0769/7/18/2019 3:06 PM) makes the following amendments:

- A. Revises the Resolution title, first and second WHEREAS clauses, and adds a third WHEREAS clause to clarify the description of the Project.
- B. In the last WHEREAS clause, adds June 6, 2019 as the date the Council received the DPP’s findings and recommendation, and adds the Departmental Communication number (367 [2019]).
- C. Adds a new Condition 1, to provide that the PRU permit pertains to the 122 acre land area depicted on the maps attached to the Resolution as Exhibits A through C. Renumbers subsequent conditions.

- D. Conforms renumbered Condition 2 to the standard PRU language relating to general conformance with the Project's Five-Year Master Plan.
 - E. Combines former Conditions 3, 4, 5, and 6 under renumbered Condition 4, and labels them as Conditions 4.a (maximum building area), 4.b (minimum yards), 4.c (maximum building height), and 4.d (minimum off-street parking spaces). Renumbers subsequent conditions accordingly.
 - F. Adds a new Condition 4.e to prohibit loading in the required yards.
 - G. Clarifies renumbered Conditions 5.a (detailed landscape plan), 5.b (updated parking lot plan), and 5.c (tree protection plan).
 - H. Adds a new Condition 7, to provide that outdoor lighting fixtures must be fully shielded so no light is emitted above the horizontal plane of the light fixture, and the lighting is only directed onto areas meant to be illuminated (as proposed by the Applicant and recommended by the DPP). Renumbers subsequent conditions.
 - I. Conforms renumbered Condition 8 to the standard PRU language relating to compliance with LUO or other governmental requirements.
 - J. Makes miscellaneous technical and nonsubstantive amendments.
3. **RESOLUTION 19-143 – LAND USE ORDINANCE AMENDMENT RELATING TO DETACHED DWELLINGS.** Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 1990 (The Land Use Ordinance), as amended by Ordinance 19-3, to remedy the limitations on the number of bathrooms per zoning lot in Ordinance 19-3.
- PROPOSED CD1 TO RESOLUTION 19-143 (Submitted by Councilmember Kobayashi) – The CD1 (OCS2019-0853/8/12/2019 4:04 PM) makes the following amendments:
- A. Amends the Bill attached to the Resolution by amending the proposed new paragraph in ROH Section 21-3.70-1(c)(3)(D) by adding a provision that the square footage of the land area within the boundaries of a condominium unit must be no less than 3,500 square feet.
 - B. Makes miscellaneous technical and nonsubstantive amendments.

4. **BILL 24 (2019), CD1 – RELATING TO CONSTRUCTION INSPECTIONS.** Expediting the construction of buildings and other structures by allowing for special assignment inspections (“courtesy inspections”); i.e., the inspection of projects for codes compliance, in advance of the issuance of a building permit, for certain qualifying types of projects. (Bill passed Second Reading and Public Hearing held 8/7/19)

5. **BILL 25 (2019) – RELATING TO THE ADOPTION OF THE STATE ENERGY CONSERVATION CODE.** Regulating the design and construction of residential and commercial buildings for the effective use of energy through the adoption of the State Energy Conservation Code (2017), subject to the local amendments herein. (Bill passed First Reading 7/3/19) (Committee postponed action on the Bill 7/25/19).

PROPOSED CD1 TO BILL 25 (2019) (Submitted by Councilmember Menor) – The CD1 (OCS2019-0565/6/6/2019 2:46 PM) makes the following amendments:

 - A. Makes miscellaneous technical and nonsubstantive amendments, including formatting changes and amendments to conform the Bill to recommended drafting style.

6. **BILL 27 (2019) – KANEOHE ZONE CHANGE (2018/Z-4).** Rezoning land situated at the ends of Waiawi and Puohala Street, Kaneohe, Oahu, Hawaii from the P-2 General Preservation District to the R-7.5 Residential District and identified as Tax Map Key: 4-5-030: portion of 049. (Applicant: Horseshoe Land Company LLC; Agent: R.M. Towill Corporation) (Bill passed First Reading 6/5/19) (Current deadline for Council action 2/14/20)

7. **BILL 41 (2019) – CENTRAL O‘AHU SUSTAINABLE COMMUNITIES PLAN.** Repealing the existing Sustainable Communities Plan (“SCP”) for Central O‘ahu, Article 5, Chapter 24, Revised Ordinances of Honolulu 1990, and adopting a new Article 5 incorporating the revised Central O‘ahu SCP. (Bill passed First Reading 8/7/19)

INFORMATIONAL BRIEFING

8. **UPDATE BY THE ACTING DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE AMENDMENTS, DEVELOPMENT PLANS AND SUSTAINABLE COMMUNITIES PLAN REVISION BILLS.**

RON MENOR, Chair
Committee on Zoning, Planning
and Housing